

For  
Sale



O'TOOLE  
& CO.

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Estate Agents | Auctioneers | Valuation Surveyors

# THE MALL, WESTPORT Co. MAYO, F28 EH34



**BER EXEMPT**

## **FEATURES:**

- Prime location overlooking the Carrowbeg River in Westport Town Centre
- Attractive three storey mid-terrace Period residence dating from 1806
- Extends to a total of c.147 sq. m. (c. 1,582 sq. ft.)
- Suitable for residential use or commercial (subject to PP)
- Access from The Mall to garden at rear.
- Rare opportunity to acquire a significant property

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

## LOCATION

The property occupies a prominent position on the South Mall overlooking the Carrowbeg River in Westport Town Centre. The Mall is arguably the most attractive location of Westport, which is a planned town with The Mall and the river at its heart. Historically, The Mall was entirely residential, but today, comprises private dwellings with a number of professional practices, guest houses and a restaurant. The Mall adjoins Bridge Street, which is the main retail location of Westport.

Westport is an attractive coastal town on the shores of Clew Bay on the Atlantic coast of Ireland, voted "the best place to live in Ireland". It is a vibrant, hugely attractive location, which attracts a large diversity of visitors each year. Positioned amongst miles of open countryside, it has access to wonderful beaches, Championship golf course together with sailing and fishing on the unspoilt waters of Clew Bay. There are excellent retail, business and leisure facilities locally with many fine bars, cafes and restaurants. Well connected with road, rail and by air.

## DESCRIPTION

The subject property comprises a three storey End of terrace Georgian property dating from 1800's, being one of a pair of properties, which were built at that time. The property had been in residential use exclusively until recently. The property has a most handsome rendered stone front facade with timber sash windows under a pitched slate roof. Internally, the property is in need of restoration and would make a lovely home in an excellent central location. At ground floor, there is access to through an archway off the Mall to a garden with some outbuildings.

## BUILDING ENERGY RATING

Exempt

## SERVICES

We understand that the property is connected to all mains services

## PLANNING & ZONING

The property has an established historical residential use.

Located within the urban area of Westport, it is zoned Residential under the Westport Draft LAP 2023-2029

The property is recorded on the list of Protected Structures within the Mayo County Development Plan (2022-2028)

## TITLE

We understand that the property has a Freehold title and will be sold with full vacant possession.

## VAT & STAMP DUTY

We understand that the purchase will not be subject to VAT. However, any VAT and/or Stamp Duty, which is liable on the sale, will be the responsibility of the purchaser.

## VIEWING

Viewing is strictly by prior appointment with Sole Selling Agents, O'Toole & Co.

Tel: 098 28000

Contact: Gerard O'Toole

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

<b>ENTRANCE HALL:</b>	6.83m x 1.46m plus 1.78m x 0.93m with timber floor, wainscotting, central heating radiator and coving.
<b>RECEPTION:</b>	4.25m x 4.18m with laminated floor, open fire with tiled inset, wainscotting and central heating radiator.
<b>KITCHEN:</b>	4.06m x 3.51m Range with extractor over, Stainless steel sink unit, timber floor
<b>SHOWER ROOM:</b>	2.93m x 1.67m W.C., whb, electric shower.
<b>OFFICE/RECEPTION</b>	3.34m x 3.27m Timber floor and central heating radiator
<b>REAR STORE</b>	3.56m x 2.55m with painted stone walls

### FIRST FLOOR

<b>LANDING:</b>	4.4m x 1.04m With wash hand basin
<b>BEDROOM (1):</b>	13' 2" x 13' 11" (4.02m x 4.23m) With fireplace and built in presses
<b>BEDROOM (2): Front Over Arch</b>	2.81m x 4.46m With fireplace
<b>BEDROOM (3):Rear Over Arch</b>	2.67m x 2.53m
<b>BEDROOM (4): Rear Over Kitchen</b>	4.21m x 3.57m Wash hand basin and hot press (No cylinder)

### SECOND FLOOR

<b>LANDING/Toilet</b>	2.59m x 1.7m
<b>BEDROOM (5):</b>	5.16m x 4.32m
<b>BEDROOM (6): (Over Arch)</b>	3.56m x 2.55m

**TOTAL FLOOR AREA:**

147 SQ. M. (C.1,582 SQ. FT.)

**GUIDE PRICE €475,000**

## **DIRECTIONS**

The property is located on South Mall in Westport Town Centre. South Mall is located between Bridge Street and The Fairgreen. It is opposite Westport Post Office. Follow Eircode and look out for sale sign.





